

SNAPSHOT of HOME Program Performance--As of 06/30/10
Local Participating Jurisdictions with Rental Production Activities



Participating Jurisdiction (PJ): **Wayne County Consortium**

State: **MI**

PJ's Total HOME Allocation Received: **\$34,745,125**

PJ's Size Grouping*: **B**

PJ Since (FY): **1992**

Category	PJ	State Average	State Rank	Nat'l Average	Nat'l Ranking (Percentile):*		
					Group	B	Overall
				PJs in State:	20		
Program Progress:							
% of Funds Committed	75.85 %	89.15 %	19	93.55 %	0	2	
% of Funds Disbursed	67.94 %	82.27 %	19	86.03 %	2	4	
Leveraging Ratio for Rental Activities	10.69	3.21	1	4.83	100	100	
% of Completed Rental Disbursements to All Rental Commitments***	75.94 %	89.06 %	17	81.34 %	21	19	
% of Completed CHDO Disbursements to All CHDO Reservations***	42.25 %	69.39 %	18	70.65 %	9	11	
Low-Income Benefit:							
% of 0-50% AMI Renters to All Renters	98.31 %	87.47 %	3	81.57 %	94	91	
% of 0-30% AMI Renters to All Renters***	84.75 %	52.58 %	2	45.66 %	97	96	
Lease-Up:							
% of Occupied Rental Units to All Completed Rental Units***	100.00 %	97.54 %	1	96.25 %	100	100	
Overall Ranking:			In State:	9 / 20	Nationally:	49 52	
HOME Cost Per Unit and Number of Completed Units:							
Rental Unit	\$27,301	\$26,674		\$27,146	118 Units	11.70 %	
Homebuyer Unit	\$13,635	\$17,453		\$15,140	833 Units	82.70 %	
Homeowner-Rehab Unit	\$11,096	\$22,946		\$20,860	56 Units	5.60 %	
TBRA Unit	\$0	\$5,629		\$3,210	0 Units	0.00 %	

* - A = PJ's Annual Allocation is greater than or equal to \$3.5 million (59 PJs)

B = PJ's Annual Allocation is less than \$3.5 million and greater than or equal to \$1 million (215 PJs)

C = PJ's Annual Allocation is less than \$1 million (284 PJs)

** - E.g., a percentile rank of 70 means that the performance exceeds that of 70% of PJs.

***- This category is double-weighted in compiling both the State Overall Ranking and the National Overall Ranking of each PJ.

Source: Data entered by HOME Participating Jurisdictions into HUD's Integrated Disbursement and Information System (IDIS)

Program and Beneficiary Characteristics for Completed Units

Participating Jurisdiction (PJ): Wayne County Consortium MI

Total Development Costs:
(average reported cost per unit in
HOME-assisted projects)

	Rental	Homebuyer	Homeowner
PJ:	\$109,776	\$85,189	\$57,150
State:*	\$78,787	\$74,049	\$19,572
National:**	\$97,127	\$76,352	\$23,684

CHDO Operating Expenses:
(% of allocation)

PJ: 1.0 %
National Avg: 1.2 %

R.S. Means Cost Index: 1.05

	Rental %	Homebuyer %	Homeowner %	TBRA %
RACE:				
White:	18.6	61.2	91.1	0.0
Black/African American:	79.7	32.2	7.1	0.0
Asian:	0.0	0.2	0.0	0.0
American Indian/Alaska Native:	0.0	0.2	0.0	0.0
Native Hawaiian/Pacific Islander:	0.0	0.0	0.0	0.0
American Indian/Alaska Native and White:	0.0	0.0	0.0	0.0
Asian and White:	0.0	0.0	0.0	0.0
Black/African American and White:	0.0	1.4	0.0	0.0
American Indian/Alaska Native and Black:	0.0	0.0	0.0	0.0
Other Multi Racial:	0.0	0.1	0.0	0.0
Asian/Pacific Islander:	0.0	0.2	0.0	0.0

ETHNICITY:

Hispanic	1.7	4.0	1.8	0.0
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HOUSEHOLD SIZE:

1 Person:	44.1	25.8	17.9	0.0
2 Persons:	27.1	21.6	23.2	0.0
3 Persons:	22.0	26.5	28.6	0.0
4 Persons:	2.5	15.8	21.4	0.0
5 Persons:	4.2	6.8	5.4	0.0
6 Persons:	0.0	2.5	1.8	0.0
7 Persons:	0.0	0.5	1.8	0.0
8 or more Persons:	0.0	0.0	0.0	0.0

HOUSEHOLD TYPE:

Single/Non-Elderly:	21.2	30.7	21.4	0.0
Elderly:	26.3	2.2	1.8	0.0
Related/Single Parent:	49.2	30.6	16.1	0.0
Related/Two Parent:	3.4	31.1	50.0	0.0
Other:	0.0	5.0	1.8	0.0

SUPPLEMENTAL RENTAL ASSISTANCE:

Section 8:	68.6	0.1 #
HOME TBRA:	0.8	
Other:	15.3	
No Assistance:	15.3	

of Section 504 Compliant Units / Completed Units Since 2001 154

* The State average includes all local and the State PJs within that state

** The National average includes all local and State PJs, and Insular Areas

Section 8 vouchers can be used for First-Time Homebuyer Downpayment Assistance.



— HOME PROGRAM —
SNAPSHOT WORKSHEET - RED FLAG INDICATORS
 Local Participating Jurisdictions with Rental Production Activities

Participating Jurisdiction (PJ): Wayne County Consortium

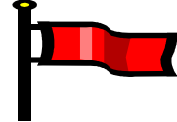
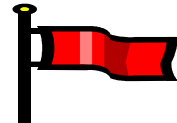
State: MI

Group Rank: 49
 (Percentile)

State Rank: 9 / 20 PJs

Overall Rank: 52
 (Percentile)

Summary: 2 / Of the 5 Indicators are Red Flags

FACTOR	DESCRIPTION	THRESHOLD*	PJ RESULTS	RED FLAG
4	% OF COMPLETED RENTAL DISBURSEMENTS TO ALL RENTAL COMMITMENTS	< 74.60%	75.94	
5	% OF COMPLETED CHDO DISBURSEMENTS TO ALL CHDO RESERVATIONS	< 52.28%	42.25	
6	% OF RENTERS BELOW 50% OF AREA MEDIAN INCOME	< 70%**	98.31	
8	% OF OCCUPIED RENTAL UNITS TO ALL RENTAL UNITS	< 91.32%	100	
"ALLOCATION-YEARS" NOT DISBURSED***		> 3.030	4.35	

* This Threshold indicates approximately the lowest 20% of the PJs

** This percentage may indicate a problem with meeting the 90% of rental units and TBRA provided to households at 60% AMI requirement

*** Total of undisbursed HOME and ADDI funds through FY 2005 / FY2005 HOME and ADDI allocation amount. This is not a SNAPSHOT indicator, but a good indicator of program progress.

Source: Data entered by HOME Participating Jurisdictions into HUD's Integrated Disbursement and Information System (IDIS)

HOME Program Performance SNAPSHOT

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